

ORIGINAL

Virginia
~~Ordnance~~
(New
River)

RG 270 - WAR ASSETS ADMINISTRATION

Entry 8(UP) - Records of the Real Property Review Board,
1946-1949

Box 10 - New River Ordnance Plant to
Permanente Metals Corp.

ORIGINAL

WAR ASSETS ADMINISTRATION
Office of Real Property Disposal
End of East Fourth Street
Richmond 24, Virginia

May 5, 1948

MEMORANDUM TO THE GENERAL BOARD:

PROJECT IDENTIFICATION:

WR-Va-18 (Portion)
New River Ordnance Plant
Dublin, Virginia
(also known as WD-534)

SUBJECT:

Proposed Sale of ten (10) Warehouses,
Rail facilities for same and approximately
62 acres of land.

EXHIBITS:

1. Brochure of facility
2. Appraisal Report
3. Proposal of Burlington Hills Corporation

DESCRIPTION OF PROPERTY:

This property consists of approximately 62 acres of fee owned land, on which there is located ten (10) warehouses and rail facilities for same, together with underground and over-head utilities.

The warehouses are 50' x 208' x 14' corrugated metal sides and roof, a concrete floor and foundation wall, and eight (8) of these buildings have wood loading and unloading platforms, while two (2) have concrete platforms. One of the buildings contains a heated office and store room space. Two (2) of the buildings are equipped with automatic sprinkler systems.

These buildings are numbered on the brochure 104 to 113, inclusive. There is no road leading into the property from the public highway and the only access to same can be had only by crossing over government land or land owned by Burlington Hills Corporation.

Each of the warehouses under consideration now contains government owned material, which varies from 30% to 100% of consuming all of the available storage space in each.

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SUMMARY OF VALUES

	<u>Real Property</u>	<u>Betterments</u>	<u>Total</u>
*Actual Cost	\$6,200.00	\$503,531.00	\$542,081.00
**Fair Value	\$80,000.00		\$ 80,000.00

*Estimated

**Includes purchaser removing and rewarehousing government owned material in the buildings.

OFFERS RECEIVED:

Burlington Mills Corporation	Greensboro, North Carolina	\$80,000.00
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INFORMATION CONCERNING BIDDER:

<u>NAME</u>	<u>PROPOSED USE</u>	<u>EMPLOYMENT</u>
Burlington Mills Corporation	Additional Warehouse space	Unknown

GENERAL INFORMATION:

Surplus: March 25, 1948

Advertising Information: The property is not being advertised, but is being sold as a tie-in sale to the purchaser of the portions of the property heretofore declared surplus.

Option Information: None

Cut-off Date: None

Cannibalization: None

Corporate structure: The Burlington Mills Corporation of Greensboro, N. C., is incorporated in the State of Delaware, and their Corporate Structure is listed in all Standard Commercial References, such as Dunn & Bradstreet, Poor and Moody, etc.

SUMMARY:

On August 14, 1947, the Real Property Review Board in Washington, D. C., awarded all of the surplus portions of subject facility to the Burlington Mills Corporation of Greensboro, N. C., for the sum of \$615,000.00. The property heretofore sold Burlington Mills Corporation consisted of approximately 308.33 acres, which adjoins subject property on the south. This area contained the entire manufacturing and administration area, together with three warehouses, staff residences, water pumping and storage facilities, as well as the sewerage disposal plant.

SUMMARY (continued)

As a part of this transaction, the successful purchaser will remove and rewarehouse the material as directed by the Commanding Officer of the installation.

In addition to the foregoing, the Declaration of Surplus provides that the successful purchaser, if required, will grant to the Government the right to cross this land in order to gain access to the Government owned property on the east, and furthermore, the property under consideration will be fenced off at the expense of the purchaser in order that the remaining government property will be protected.

It is pointed out at this time that last year the Army attempted to lease the warehouses under consideration in accordance with the terms and conditions heretofore outlined; however, after extensive advertising, no proposals were received.

It occurs to us that this property is of little use to others than the Burlington Mills Corporation, inasmuch as the facilities are without utilities of any kind whatsoever, except those furnished by Burlington Mills Corporation, and as previously stated, there is no ingress and egress except over other government owned land or lands of Burlington Mills Corporation.

RECOMMENDATION:

It is recommended that the General Board take the following action in regard to disposal of the facility described herein.

- a. Amend the Real Property Review Board's action of August 14th, to include the sale of the 62 acres more or less of Industrial property including buildings and other betterments, easements and right-of-way to the Burlington Mills Corporation, Greensboro, N. C., at the established fair value of \$80,000.00, subject to the following terms and conditions:
 1. Terms: All cash on closing.
 2. Compliance with the requirements of War Assets Administration Regulation No. 5, including amendments thereto.
 3. Formal declaration of warehouse No. 113, which is now in process of preparation.

RECOMMENDATION (continued)

4. Burlington Mills Corporation to remove and rewarehouse government materials located in the buildings at no cost to WAA as directed by the Commanding Officer of the installation.
5. Subject to mutually satisfactory arrangements by the Burlington Mills Corporation and the War Department with respect to joint use of the main rail spur leading into the warehouse area, and any other special conditions imposed by the War Department as Owning Agency of the adjacent property.
6. Title to be conveyed by Quitclaim Deed and property to be delivered on a date to be mutually agreed upon.
7. Title of conveyance to include the same National Security Clause as applied to the three warehouses already sold to Burlington Mills Corporation.
8. Clearance by the Department of Justice that proposed disposition is not violative of the anti-trust law of the United States if necessary.
9. Any other legal requirements deemed necessary by the Legal Division.

Negotiations handled by:

Morgan Birge
 MORGAN BIRGE
 Asst. Deputy Regional Director

Approved as to Legal Requirements:

David B. Harris
 DAVID B. HARRIS
 Associate Regional Counsel

Valuations concurred in by:

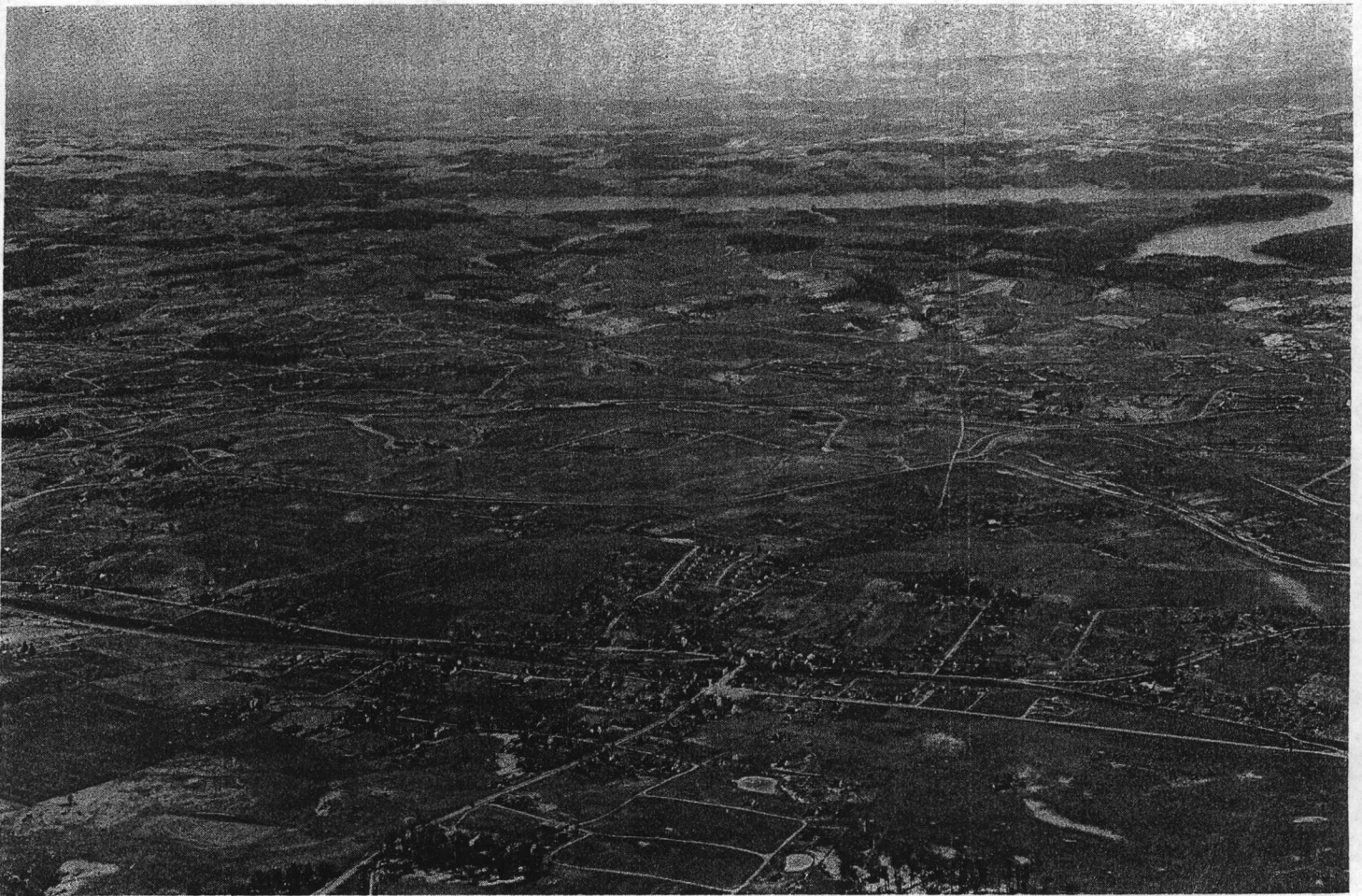
T. H. Becker
 T. H. BECKER
 Evaluation Engineer

Recommendations concurred in:
By:

G. R. Tracy
 G. R. Tracy
 Deputy Regional Director, ORPD

Recommendations approved by:

Norman D. Cota
 Norman D. Cota, Regional Director



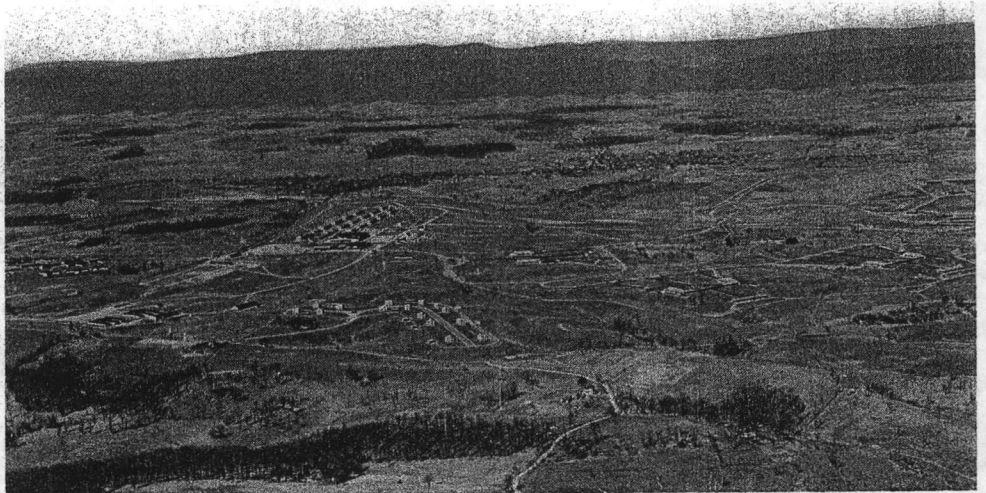
AERIAL VIEW FROM NORTH

AMMUNITION LOADING PLANT

KNOWN AS NEW RIVER ORDNANCE PLANT

PULASKI, VIRGINIA

Availability and Disposal
Information through
RECONSTRUCTION
FINANCE
CORPORATION



AERIAL VIEW FROM SOUTH

AVAILABILITY AND DISPOSAL INFORMATION THROUGH

RECONSTRUCTION FINANCE CORPORATION

811 Vermont Avenue, N. W.

Washington 25, D. C.

LOCATION: Pulaski, Virginia.**PLANT:** Land, buildings, machinery and equipment. Project designed for a bag loading plant. This plant because of its spread-out character can be developed into separate units with the facilities and buildings of each present unit determining the type of usage. Entire plant can be used as a general storage depot for many kinds of products. Excess land readily usable for farming or grazing.**LAND:** About 3,845 acres.**BUILDINGS:** Total area about 962,000 sq. ft. Number of buildings—364.

Basic Makeup of Project Areas

Staff and residence area.

Administration area.

Shop and maintenance area.

Inert storage and shipping area.

Ammunition (explosive) storage and shipping area.

Safety area.

Bag manufacturing area.

Loading lines area.

The various areas are briefly described as follows:

The staff and residence area contains 15 single homes of from 6 to 8 rooms each. These are well built and equipped frame houses. Each has a two-car garage. They are heated from a central plant.Administration area contains 13 buildings including 2 administration buildings, employment office, garages, hospital, canteen, cafeteria, bath house, recreation building, laboratory and boiler house. Principal buildings are of frame construction. Total floor space in office buildings is about 70,000 sq. ft.Shop and maintenance area contains a total of 16 buildings, not including the bag manufacturing building which is located in this area. Principal buildings are shops, including machine shop, blacksmith and welding shop, electrical shop, woodworking shop. Included also are storage facilities for maintenance materials, automobile and tractor storage and repair facilities, paint and oil storage building, boiler house, coal and fuel oil storage, laundry, men's change house, women's change house. Shop buildings are, in general, of wood frame with corrugated iron roof and walls. Maintenance shops proper have a total floor area of about 22,500 sq. ft.Inert storage and shipping area contains 13 warehouses having a total area of about 135,000 sq. ft. Construction is wood frame with corrugated iron roof and side walls. All are served by railroad sidings. Floors are at car floor level.Ammunition (explosive) storage and shipping area contains 50 high explosive magazines of the "above ground" type. These are of masonry construction with mineral-surfaced roofing on gypsum deck. In addition there are 89 igloos of the standard type. This area is not served by railway.Safety area consists of vacant land surrounding the operating and storage area.Bag manufacturing area consists of one building 240' x 280'. This is a well constructed building with steel frame, cinder block walls, wood deck roof, wood floor over concrete sub-floor. It has good natural light and ventilation. It is provided with steam heat, automatic sprinklers, fluorescent lighting.Bag loading area consists of four complete bag loading lines for loading smokeless powder and two complete igniter lines for loading black powder. Smokeless powder lines each consist of the following principal buildings: Canteen, boiler house, two duplicate bag loading buildings, magazines, container and shipping building, a small warehouse and other small auxiliary buildings. The principal units are connected by covered passageways of wood construction. Buildings are widely separated and of specialized design. Loading buildings are of steel frame and masonry construction and are divided into small areas by heavy concrete walls.Igniter lines are similar to the smokeless powder loading lines, but on a much smaller scale.**Larger buildings briefly described as follows:****Staff Residence**

Type I—Nos. 1, 2, 3, 4, 5, 6, 8. Basement and 2-story. All wood construction. Total area about 23,000 sq. ft.

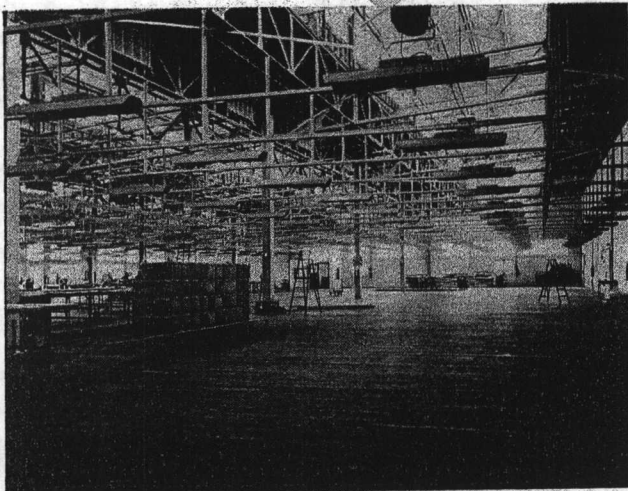
Type II—Nos. 7, 9, 10, 12, 14. Basement and 2-story. All wood construction. Total area about 6,200 sq. ft.

Type III—Nos. 11, 13, 15. Basement and 2-story. All wood construction. Total area about 7,000 sq. ft.

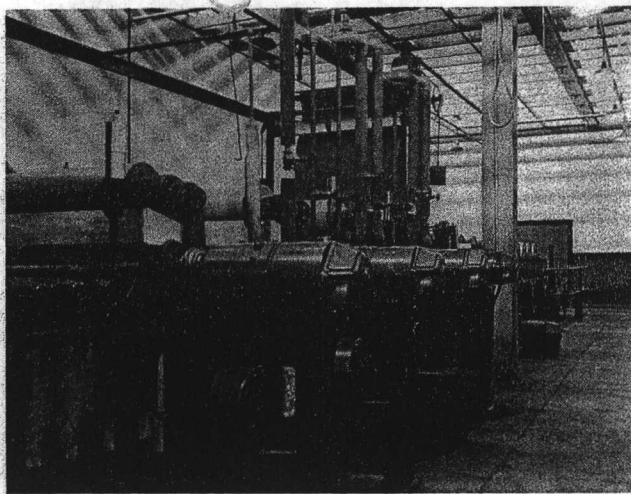
Boiler House—900 sq. ft. Masonry.

10 Garages—6,000 sq. ft. Concrete floor, wood construction.

Inert Warehouses (13)—Total area: Nos. 101 to 113 inc. each 10,500 sq. ft. Clearance 14'. Concrete floor, cement finish. Wood construction. Walls covered with galvanized metal. Corrugated galvanized metal roof. Incandescent lighting.



BAG MFG. BUILDING NO. 205, CUTTING ROOM



BAG MANUFACTURING BUILDING NO. 205, DYE ROOM

LARGER BUILDINGS—Continued

Shop Area	Floor	Area	Construction
Guard House No. 201	1	3,200	*
Main Gate House No. 202	1	2,900	*
Change House No. 203	1	32,100	**
Change House No. 204	1	16,200	**
Bag Manufacturing No. 205	1	67,200	***
Laundry No. 206	1	2,600	Masonry
Supply Warehouse No. 207	1	6,400	****
Paint & Storage No. 208	1	2,000	Concrete, wood corrugated metal
Combined Shop No. 209	1	19,000	do
Boiler House No. 211	1	2,600	Concrete, steel, masonry
Administration			
Employment No. 301	Basement plus first	5,300	All wood
Garage No. 302	1	2,400	****
Administration No. 303	Part basement plus first	21,000	All wood
Temporary Field Office No. 304	1	16,300	do
Laboratory No. 305	1	1,200	Masonry
Hospital No. 306	Part basement plus first	7,700	Masonry
Cafeteria No. 307	do	12,600	All wood
Bath House No. 312	1	4,000	*
Recreation No. 313	1	6,400	All wood

*Concrete floor. Wood bearing walls, gyplop sheathing. Plank deck, roll roofing.
**Concrete floor. Masonry walls. Wood deck, roll roofing.
***Concrete floor with wood finish. Structural steel frames. Masonry walls. Wood plank deck, sprinklered. Steam unit heater. Clear height 12'. Built-up roofing.

MACHINERY and EQUIPMENT: **Production Equipment** includes: boilers, battery chargers, air compressors, washing and drying machines, hydraulic rotary lift, scales, powder sifters, threading and sewing machines, etc.

Machine Tools: Maintenance equipment including grinders, lathes, presses, etc.

Furniture and Fixtures: Office furniture, office equipment, etc.

UTILITIES: **Water:** Pumped from Clayton Lake—fed by New River.

Sewer: Adequate sanitary sewer system and sewage disposal plant on site.

Power and Light: Furnished by Appalachian Power Co. Incoming current 33,000 volts, 3 phase, 60 cycles. Installed capacity—5,156 KVA.

Steam: Boilers as follows: Total capacity 56,220 lbs./hour. 3 main boilers are stoker-fired and rated at 28,300 lbs./steam per hour. Balance of capacity is distributed among some 20 boilers in various buildings throughout the plant and are either stoker or oil-fired.

TRANSPORTATION: Railroad: Spurs to Norfolk and Western R. R.

Highways: Roads bounding site are and connect with arterial highways.

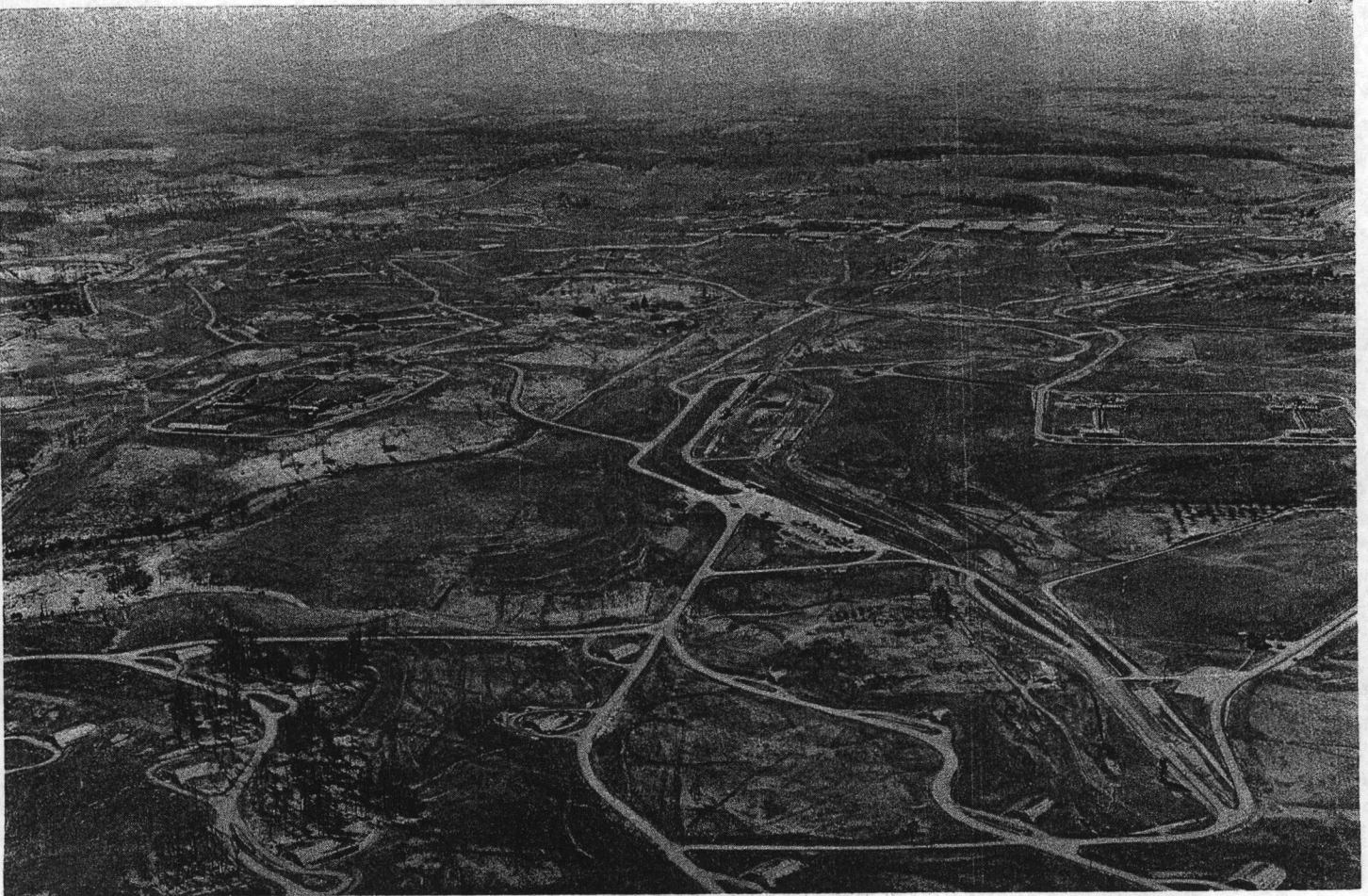
The information contained herein is believed to be correct but no guarantee thereof is made.

Bag Loading Areas	Floor	Area	Construction
Canteen and Boiler House Nos. 401, 421, 441, 461, 501, 521	Part basement plus first floor	50,000 (total)	*
Bag Loading Nos. 404, 424, 444, 464, 405, 425, 445, 465	First and part second	58,200 (total)	(x)

(X) Reinforced concrete construction. Transite roof on steel purlins.

Other structures as marked on plot layout. There are 1,000 igloos with total area of some 193,000 sq. ft. All concrete construction. Also 59 high explosive magazines. Total area about 106,000 sq. ft. All concrete and brick construction.

Buildings in Shop Area, Administration area and other areas have sanitary facilities as required, steam heating, fluorescent and incandescent lighting.



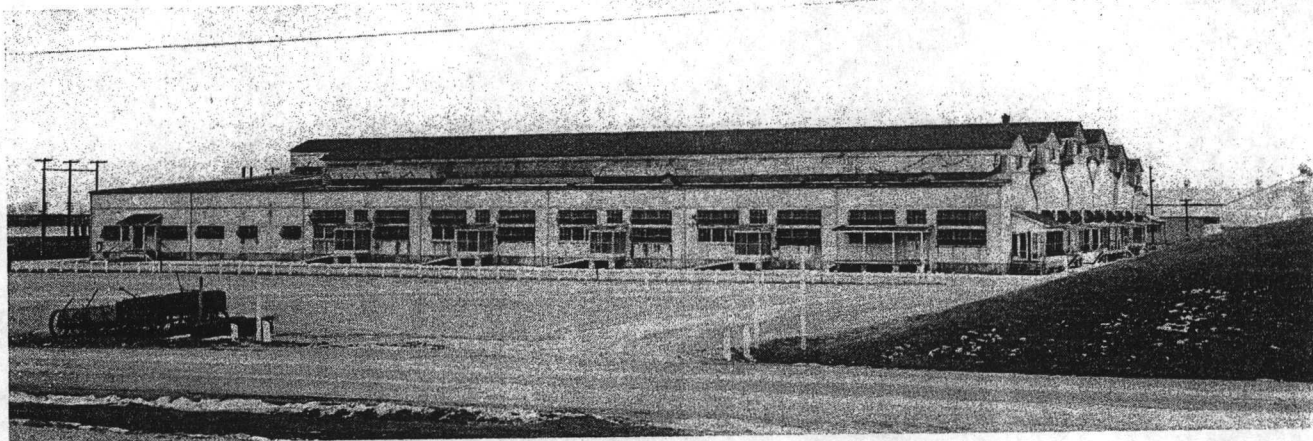
AERIAL VIEW FROM SOUTHWEST

AERIAL VIEW FROM SOUTHEAST

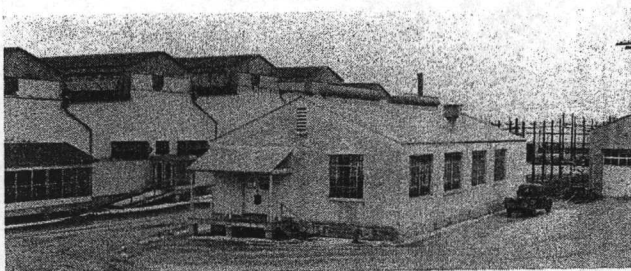


AERIAL VIEW FROM SOUTHEAST

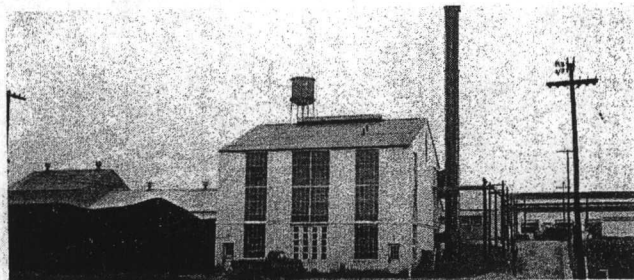




NORTH SIDE OF BAG MANUFACTURING BUILDING NO. 205

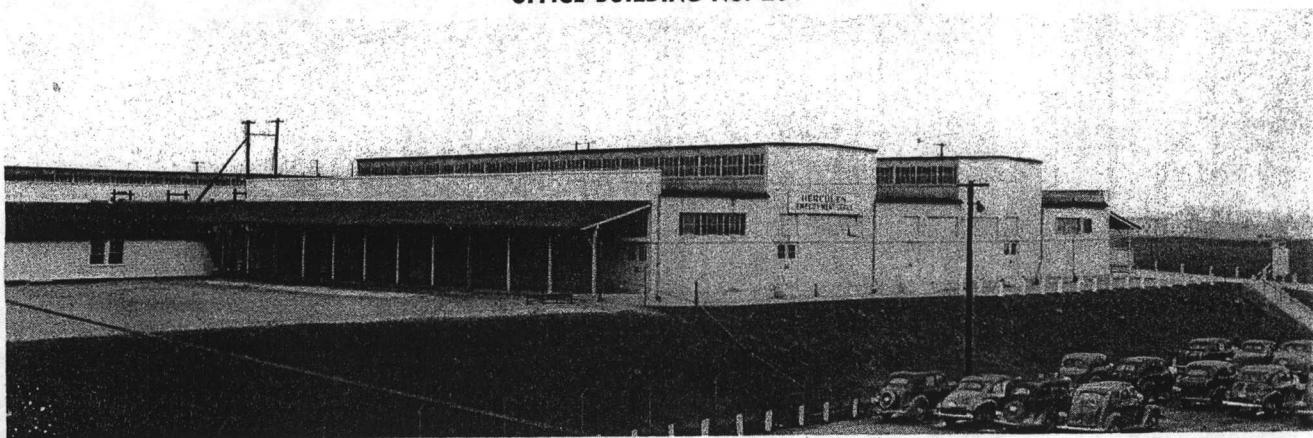


BOILER HOUSE, BUILDING NO. 211

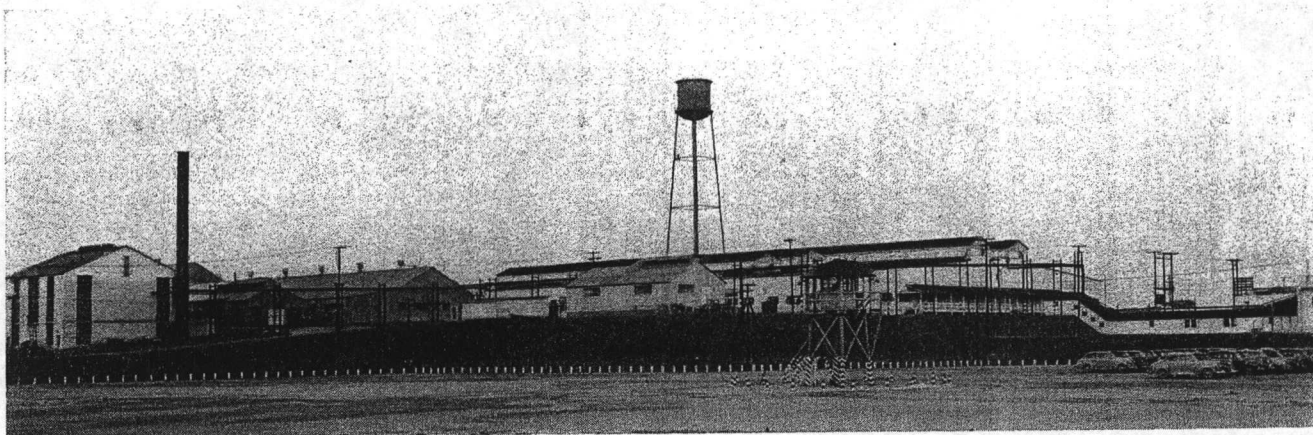


LAUNDRY, BUILDING NO. 206

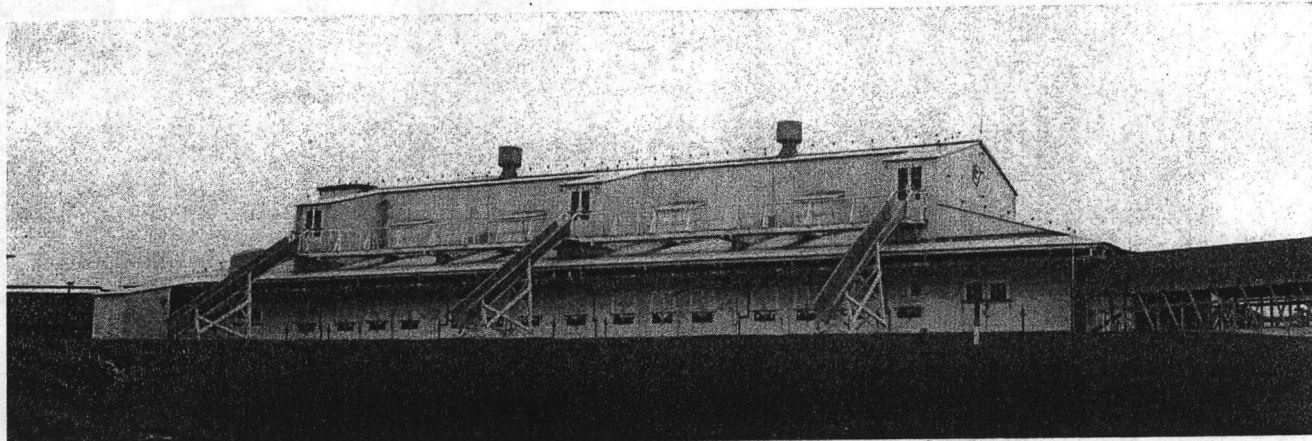
OFFICE BUILDING NO. 204



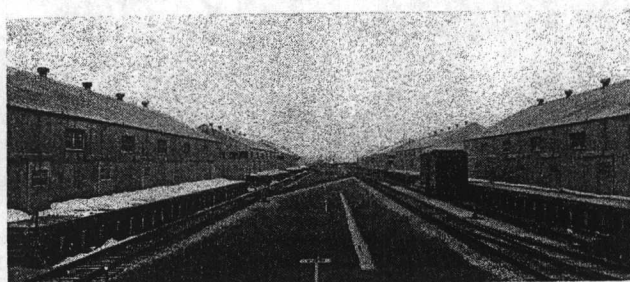
GENERAL VIEW OF PARKING LOT AND BUILDINGS NOS. 208 AND 211



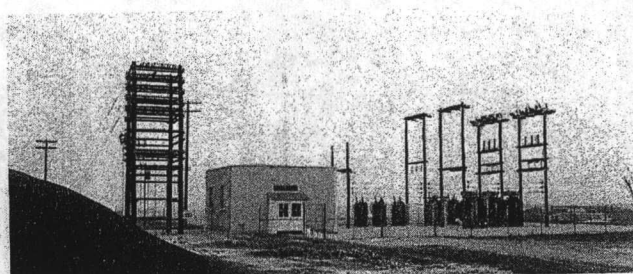
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BAG LOADING BUILDING NO. 404 (405, 424, 425, 444, 445, 460 AND 465 ALIKE)



VIEW OF WAREHOUSES—LOOKING NORTH



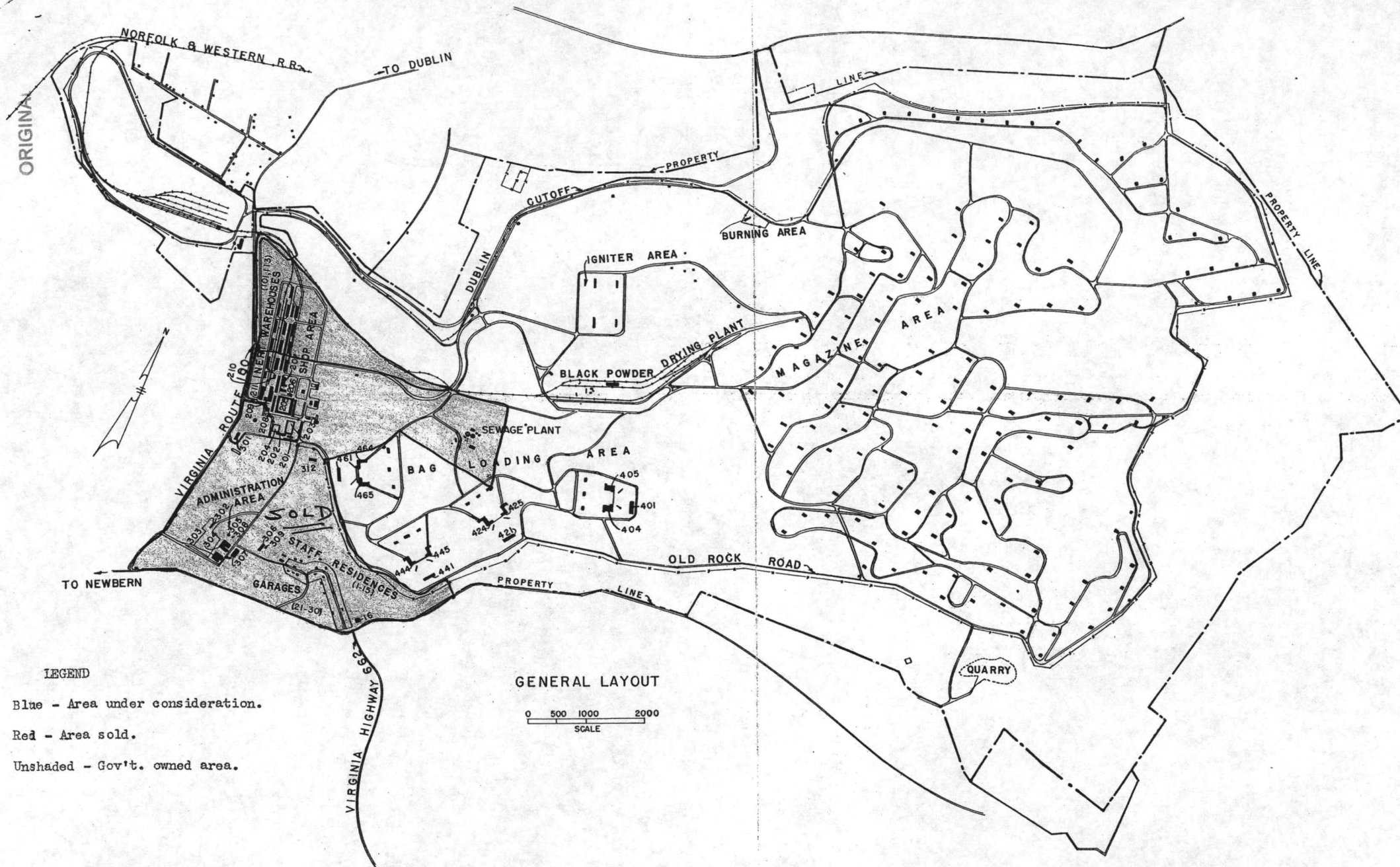
ELECTRIC SUBSTATION AND TRANSFORMERS 740 AND 741

SMOKELESS POWDER SERVICE MAGAZINES, BUILDING NO. 453



GENERAL VIEW OF SEWAGE TREATMENT PLANT AND WATER TREATMENT PLANT





No.	Name
1-15	Staff Residences
16	Boiler House
21-30	Garages
101-113	Inert Warehouses

No.	SHOPS Name
201	Guard House
202	Gate House
203	Men's Change House
204	Women's Change House
205	Bag Mfg. Building
206	Laundry

207	Supply Warehouse
208	Paint and Oil Storage
209	Combined Shops
210	Lumber Shed
211	Boiler House

No.	ADMINISTRATION Name
301	Employment
302	Garage
303	Hercules Adm. Bldg.
304	Gov't Adm. Bldg.
305	Laboratory

306	Hospital
307	Cafeteria
308	Solvent Storage
309	Hospital Garage
312	Bath House

BAG LOADING AREA				
Line I	Line II	Line III	Line IV	
No.	Name			
401	421	441	461	Canteen & Boiler House
405	425	445	465	Bag Loading Bldg.
404	424	444	464	Bag Loading Bldg.